095.0	0005	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	871,200 /	871,200
					USE VALUE:	871,200 /	871,200
					ASSESSED:	871,200 /	871,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOBRO MATTHEW S	
Owner 2:	DOBRO-BENDER CARLA A	
Owner 3:		
Street 1:	159 CROSBY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HOWE ELEANOR/LIFE ESTATE -
Owner 2:	-
Street 1:	159 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2534 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10800.000	350,400		520,800	871,200
Total Card	0.248	350,400		520,800	871,200
Total Parcel	0.248	350,400		520,800	871,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.80 | /Parcel: 343.8

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 62568

GIS Ref

GIS Ref

Insp Date 06/13/17

!7830!

PREVIOUS ASSESSMENT

Parcel ID 095.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,400	0	10,800.	520,800	871,200	871,200	Year End Roll	12/18/2019
2019	101	FV	279,300	0	10,800.	520,800	800,100	800,100	Year End Roll	1/3/2019
2018	101	FV	279,300	0	10,800.	446,400	725,700	725,700	Year End Roll	12/20/2017
2017	101	FV	219,300	0	10,800.	416,600	635,900	635,900	Year End Roll	1/3/2017
2016	101	FV	219,300	0	10,800.	357,100	576,400	576,400	Year End	1/4/2016
2015	101	FV	205,100	0	10,800.	319,900	525,000	525,000	Year End Roll	12/11/2014
2014	101	FV	205,100	0	10,800.	296,100	501,200	501,200	Year End Roll	12/16/2013
2013	101	FV	205,100	0	10,800.	282,300	487,400	487,400		12/13/2012

PRINT

Date	Time
12/10/20	22:26:09

LAST REV

Date	Time
06/22/17	17:57:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWE ELEANOR/LI	53906-442		11/25/2009		440,000	No	No		
HOWE PAUL V & E	34015-423		11/8/2001	Family	1	No	No		
	7633-438		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	62568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2016	559	Addition	158,000					2ND STRY ADDITION
8/5/2010	955	Addition	156,000					14X32 ADD TO RIGHT
4/4/1996	99	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2017	Permit Visit	DGM	D Mann
6/13/2017	Inspected	DGM	D Mann
3/28/2011	Info Fm Prmt	BR	B Rossignol
2/11/2009	Meas/Inspect	189	PATRIOT
10/15/1999	Meas/Inspect	263	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10800		Sq. Ft.	Site		0	70.	0.69	4									520,801						520,800	

Total AC/HA: 0.24793 | Total SF/SM: 10800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,801 | Spl Credit | Total: 520,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.06436455
Const Adj.:	0.99495000
Adj $ / SQ:	111.194
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430505
Depreciation:	80074
Depreciated Total:	350431

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1			HB			

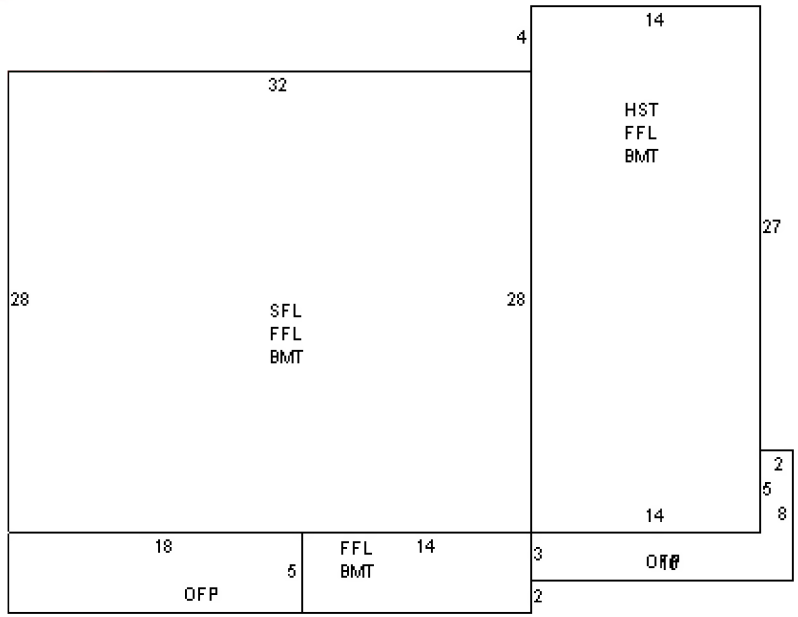
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	111.19
Special Features:	0	Val/Su Net:	85.55
Final Total:	350400	Val/Su SzAd	138.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,414	33.360	47,168
FFL	First Floor	1,414	111.190	157,228
SFL	Second Floor	896	111.190	99,630
HST	Half Story	224	111.190	24,907
OFP	Open Porch	148	27.510	4,071

Net Sketched Area:	4,096		Total:		
Size Ad	2534	Gross Are	6006	FinArea	2534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

095.0-0005-0007.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	